

PROPERTY HIGHLIGHTS

Meticulously maintained working cattle and hay ranch on over 1,188 +/- acres just 10 minutes from Sulphur Springs Texas.



This gorgeous property with gently rolling terrain features County Road frontage to every pasture, fully fenced and cross fenced with 6 strand barb wire and pipe fencing. Fully self sustained and producing hay for sale as well. Two covered sets of working pens with WW Chutes conveniently located on opposite ends of the property. 21 ponds total and two creeks provide year round water. At 75% capacity this property carries 330 pairs and 400-600 weight gain calves per year. Currently producing 1400-1500 bales of baleage per year in addition to 2-3 summer cuttings of bermuda and crabgrass hay. 6 hay barns, 4 of them are 50 X 100 and 2 are 40 X 60. Commodity barn with 2 roll up doors and 3 seed bays. In addition, 100 X 400 hay barn and 100 X 400 weaning barn. Office with bathroom. Abundant wildlife with deer, pigs and plenty of fishing in the ponds stocked with bass, channel cat and crappie. Farm equipment and livestock available at an additional price.

